

12 Morden St, Cammeray, NSW, 2062



House For Sale

Thursday, 1 August 2024

12 Morden St, Cammeray, NSW, 2062

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Anthony Cowie

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Northern sun, Federation charm and unbeatable Cammeray convenience

Part of a peaceful yet incredibly convenient cul-de-sac close to Cammeray village and Cammeray Golf Course, this freestanding Federation beauty is ready to enjoy now with room to grow in the future.

Gracing a large north to rear block with garaging and off-street parking, the nostalgic facade of 'Alderton' is complemented by landscaped gardens. Arrive home onto a tessellated tile front veranda into a traditional central hallway. Updated floorboards unite the living areas with carpet softening the two front bedrooms. Open plan in its configuration, the modern kitchen links the central lounge room to the dining space. Topped in hardwearing stone, the kitchen is tastefully personalised through a patterned tile splashback. Offering fabulous flexibility, the north facing second living area steps outside to the protected outdoor entertaining patio and level child friendly backyard. Perfect to enjoy the morning sun, a second dining terrace steps out from the dining room and features built-in bench seating.

A home of endless appeal in a sought-after location, on a large 512sqm, level block. Extend out or upwards, with space for a pool (subject to council approval), capitalising on the ideal aspect and proximity to village life. Walk to absolutely everything; Cammeray Square, city buses and popular Cammeray Public Schools.

- Updated open-plan kitchen with stone benchtops, 900mm Ilve oven, gas cooktop and Bosch dishwasher
- Patterned tile kitchen splashback, ceramic sink
- Dining room conveniently placed off the kitchen
- Inviting lounge room warmed by a gas fireplace
- Fully ducted reverse cycle air-conditioning system
- Built-in robes feature in bedrooms two and three
- Master bedroom opening to a private ensuite
- Separate bathroom with family friendly bathtub
- Walk-in pantry, laundry room and WC
- Sunlit second living space opening to backyard
- Sandstone patio and private north/east terrace
- Modern flooring, white plantation shutters
- High ceilings and original period features
- Lock-up garage plus extra off-street car space
- Large 512sqm level block, with space to add a pool (STCA)
- 10 min travel time to CBD
- 350m to Harris Farm, cafes and speciality stores
- 350m to city bus, 450m to Cammeray Public School
- Footsteps to tennis courts, Green Park and Cammeray Golf Course

* All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty to the information provided.

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